



Land Use and Long
Range Planning

5800 Shier Rings Road

Dublin, Ohio 43016-1236

Planning and Zoning Commission

Planning Report

May 15, 2014

Bates Property Management- 5560 Shier Rings Road - Conditional Use

Case Summary

Agenda Item	1
Case Number	14-019CU
Proposal	Truck and van rental establishment in an existing 9,022-square-foot building on a property zoned TF, Technology Flex District.
Request	Conditional Use Review and approval of conditional use under the provisions of Zoning Code Section 153.236.
Site Location	5560 Shier Rings Road. On the west side of Dublin Industrial Lane, north of the intersection with Shier Rings Road.
Applicant	Bates Property Management, owners; represented by Paul Bloomfield of Kohr, Royer & Griffith Inc. Jack Reynolds, Smith & Hale, LLC.
Case Manager	Tammy Noble-Flading, Senior Planner.
Contact Information	(614) 410-4649 tflading@dublin.oh.us
Planning Recommendation	<u>Approval of the Conditional Use</u> Planning recommends approval of this conditional use as it complies with the applicable review criteria with one condition: 1) That the landscape plan be modified to substitute the Burning Bush with Upright Yew on the western edge of the parking area and Chinese junipers in the northwest corner of the parking area.



Facts

Site Area	1.373 acre site, 9,022-square-foot-building
Zoning	TF, Technology Flex District
Surrounding Zoning and Uses	All of the surrounding properties are zoned TF, Technology Flex District, and are developed for industrial and office type uses with the exception of the property to the north which is vacant.
Site Features	<ul style="list-style-type: none"> • Access: Two access points with the primary entrance off Dublin Industrial Lane. • Frontage: Shier Rings Road- approximately 210; Dublin Industrial Lane- 280 feet. • The proposed use will take up the entire building. No other tenants are expected. • All necessary infrastructure is in place and no additional construction is proposed.
Update	This application was tabled at the April 3, 2014 Planning and Zoning Commission meeting to allow the applicant to make minor modifications to the site plan. The application has been revised to increase the number of rental trucks that will be on-site and to modify the landscaping materials.
History	<ul style="list-style-type: none"> • On January 27, 2014 City Council adopted a code modification to the TF, Technology Flex District to allow Truck and Van Rental Establishments as a conditional use. Council added Wilcox Road to the roadways where these uses are prohibited based on the potential effects on adjacent development. • On November 7, 2013, the Planning and Zoning Commission forwarded a recommendation of approval to City Council which amended the Code to include Truck and Van Rental Establishments in the TF District. The code modification recommended to Council added a definition of "Truck and Van Rental Establishments" to the Use Definitions section (Section 153.002 (A)(19)), modified the Table of Uses for this use, and modified Section 153.044(B)(4) to include Use Specific Standards.

Details

Conditional Use

Proposal	The proposal is to operate a Truck and Van Rental Establishment at 5560 Shier Rings Road. The tenant will use the existing 9,022 square-foot building with parking associated with their leasing of trucks and vans. The only modifications to the site is required landscaping to screen the truck and van storage areas and additional striping for parking areas.
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Details		Conditional Use
Use	The business primarily rents vehicles to commercial businesses. There will be five employees, with business hours of Monday through Friday from 7:00 AM to 5:00 PM, Saturday 9:00 AM to 12:00 PM. The site will have a maximum of 16 trucks and vans on the site at a given time and all vehicle parking will be screened.	
Parking	The Code requires a minimum of one parking space per employee at the largest shift and one space per business vehicle for a total of 21 spaces, all of which are provided. The vehicles for rent will be parked in separately designated parking spaces to the north, east, and south of the building. Additional parking is available for employees and visitors. All areas are designated separately on the site plan.	

Analysis		Conditional Use
Process	Section 153.236 of the Zoning Code identifies criteria for the review and approval of a conditional use including Use Specific Standards for this use (full text of criteria attached).	
1) Harmonious with the Zoning Code and/or Community Plan.	Criterion met: This proposal is consistent with the requirements of the Zoning Code and the Community Plan.	
2) Complies with applicable standards. <i>Use Specific Standards</i>	Criterion met with condition: This proposal meets all the applicable development and use standards of the Code.	
<i>Lot Area, Vehicle Requirements, Permitted Locations</i>	<p>A maximum of 16 vehicles will be displayed for rent. This requires a minimum lot size of 29,000 square feet for the largest number of vehicles. The site is approximately 59,800 square feet.</p> <p>The Code states that the vehicles must be a maximum length of 26 feet. Planning has applied this size restriction based on industry standards which categorizes these types of "vehicles" based on the length of the trailer and its associated storage area. Based on this standard, Planning has determined that the requirement has been met.</p> <p>The site meets all location requirements including not abutting a major arterial or freeway, not abutting or directly across from residential districts or uses, nor located along Wilcox Road.</p>	

Analysis	Conditional Use
<i>Designated Parking</i>	The site plan has a sufficient number of designated spaces for vehicles storage.
<i>Screening</i>	<p>The landscaping plan that was submitted by the applicant indicates Burning Bush on the west side of the parking area. Vehicular use areas are required to be screened with vegetation that provides 100% opacity, throughout all seasons. As Burning Bush does not meet this requirement, Planning is requiring that the landscape material be replaced with Upright Yew shrubs.</p> <p>The applicant has provided a landscape plan meeting this standard and has modified the plan, based on comments from the Planning and Zoning Commission. The vehicles will be screened with a mixture of trees and shrubs that include Blue Spruce, Red Oak, Chinese Juniper and Red Oaks. The plants will be 8 feet high at the time of installation, installed on three sides of the vehicles and be 100% opaque.</p>
3) Harmonious with existing or intended character in vicinity.	<p>Criterion met: The proposed use is located in an area that contains similar types of the land uses. With proper location of the rental vehicles and the installation of required screening, the proposed use will be harmonious with the area.</p> <p>There are two parking spaces in the northwest corner of the site proposed for truck rental storage. The Code requires that truck rental is screened one-foot above the height of the vehicle. Planning is recommending that the proposed Burning Bush shrubs be replaced with Chinese junipers.</p>
4) Will not have a hazardous or negative impact on surrounding uses.	Criterion met: Proposed operations will not have an adverse effect on surrounding uses.
5) Will provide adequate services and facilities.	Criterion met: The proposal has sufficient services and facilities available for the intensity of the desired use.
6) Will not harm the economic welfare.	Criterion met: This proposed use fulfills a service oriented need of the City and contributes positively to the economic climate.
7) Create no use or characteristic that is detrimental to the surrounding uses.	Criterion met: The use will not be detrimental to the surrounding area.

Analysis	Conditional Use
8) Vehicular circulation will not interfere with existing circulation.	Criterion met: All drive aisles have ample space for maneuverability and parking and vehicle storage will not interfere with customer or employee circulation. No other uses will operate on the site.
9) Not detrimental to property values in the vicinity.	Criterion met: This proposal will not be detrimental to property values.
10) Will not impede the development or improvement of surrounding properties.	Criterion met: This proposal will not interfere with surrounding improvements or developments.

Recommendation	Approval with condition
Approval with condition	Planning recommends approval of this conditional use as it complies with the applicable review criteria with one condition.
	1) That the landscape plan be modified to substitute the Burning Bush with Upright Yew on the western edge of the parking area and Chinese junipers in the northwest corner of the parking area.

CONDITIONAL USE

Review Criteria

Section 153.236(C) sets out criteria for the review and approval of a conditional use.

- (C) *Action by the Planning Commission.* The Planning and Zoning Commission shall hold a public hearing and shall not approve a conditional use unless it finds that such use at the proposed location meets all of the following requirements:
- 1) The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Code and/or Community Plan.
 - 2) The proposed use will comply with all applicable development standards, except as specifically altered in the approved conditional use.
 - 3) The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
 - 4) The use will not be hazardous to or have a negative impact on existing or future surrounding uses.
 - 5) The area and proposed use(s) will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
 - 6) The proposed use will not be detrimental to the economic welfare of the community.
 - 7) The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district.
 - 8) Vehicular approaches to the property shall be so designed as not to create interference with traffic on surrounding public and/or private streets or roads.
 - 9) The proposed use will not be detrimental to property values in the immediate vicinity.
 - 10) The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Use Specific Criteria: Truck and Van Rental Establishments

Section 153.044(C)(14)

- (a) Minimum lot size shall be 20,000 square feet. For uses that have more than 10 vehicles, an additional 1,500 square feet of lot area shall be required for each additional vehicle over 10, provided that not more than 40 vehicles may be displayed. Vehicles shall not exceed 26 feet in length and this use will not be permitted on a lot abutting an arterial street or freeway, or on any lot that abut or is directly across the street from a residential district or use or permitted along Wilcox Road.
- (b) Areas specifically set aside for parking of vehicles for rent shall be specifically designated on the site plan submitted with the application. Trucks and vans for rental shall not be parked in any area, except as may be needed for the staging of vehicles for customer use. Minor servicing may be permitted provided it is done within an enclosed facility, not including vehicle washing or cleaning which may be permitted within designated spaces.
- (c) The designated parking area for trucks or vans for rental shall meet the requirements of Section 153.044(E)(2), provided that the required screening shall be a minimum of six feet in height and further provided that the remainder of Section 153.133(C)(1) be satisfied.